132.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,500 / 859,500
					USE VALUE:	859,500 / 859,500
					ASSESSED:	859,500 / 859,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMDOUR LEON
Owner 2:	WEINSTEIN MILENA
Owner 3:	
Street 1:	108 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	108 IRVING STREET LLC -
Owner 2:	-
Street 1:	12 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8684.000	338,300	600	520,600	859,500
Total Card	0.199	338,300	600	520,600	859,500
Total Parcel	0.199	338,300	600	520,600	859,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.59 /Parcel: 450.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84839
GIS Ref:
GIS Ref:
Insp Date: 12/15/16

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,300	600	8,684.	520,600	859,500		Year end	12/23/2021
2021	101	FV	327,400	600	8,684.	520,600	848,600		Year End Roll	12/10/2020
2020	101	FV	327,400	600	8,684.	520,600	848,600	848,600	Year End Roll	12/18/2019
2019	101	FV	259,400	600	8,684.	549,500	809,500	809,500	Year End Roll	1/3/2019
2018	101	FV	308,000	600	8,684.	404,900	713,500	713,500	Year End Roll	12/20/2017
2017	101	FV	277,800	600	16,470.	520,600	799,000	799,000	Year End Roll	1/3/2017
2016	101	FV	277,800	600	16,470.	481,700	760,100	760,100	Year End	1/4/2016
2015	101	FV	261,100	600	16,470.	404,000	665,700	665,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
108 IRVING STRE	68802-503		1/24/2017		821,000	No	No		
CANDELAS ALEXAN	67447-56		6/17/2016		900,000	No	No		
CANDELAS ALEXAN	63557-543		5/1/2014	Convenience	1	No	No		
GREENBLATT RICH	42220-459		3/12/2004		591,500	No	No		
SATTERFIELD VIR	28970-366		8/14/1998		326,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1200	New Wind	5,000					
8/12/2016	2025	Inter Fi	80,000					reno inter.+ remov
6/27/2016	885	Inter-De	8,000					
6/21/2016	844	Re-Roof	2,500					
6/24/2015	885	Demoliti	8,000					interior demolitio
8/9/1999	502	Manual	4,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2017	SQ Returned	MM	Mary M
12/15/2016	Measured	DGM	D Mann
11/22/2016	Permit Visit	DGM	D Mann
2/11/2009	Meas/Inspect	372	PATRIOT
9/19/2005	Fieldrev-Chg	BR	B Rossignol
7/24/2004	MLS	MM	Mary M
10/25/2000	Hearing Chag	163	PATRIOT
4/7/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/30/21	10:28:21

LAST REV

Date	Time
06/13/19	17:27:58

apro

!10294!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8684		Sq. Ft.	Site		0	90.	0.67	10			Ledge	-15					520,599						520,600	

Total AC/HA:	0.19936	Total SF/SM:	8684	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	520,599	Spl Credit		Total:	520,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20045877
Const Adj.:	0.99792004
Adj $ / SQ:	131.776
Other Features:	121170
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415623
Depreciation:	77306
Depreciated Total:	338317

COMMENTS

Subdivision from 110 deed-68802/503.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

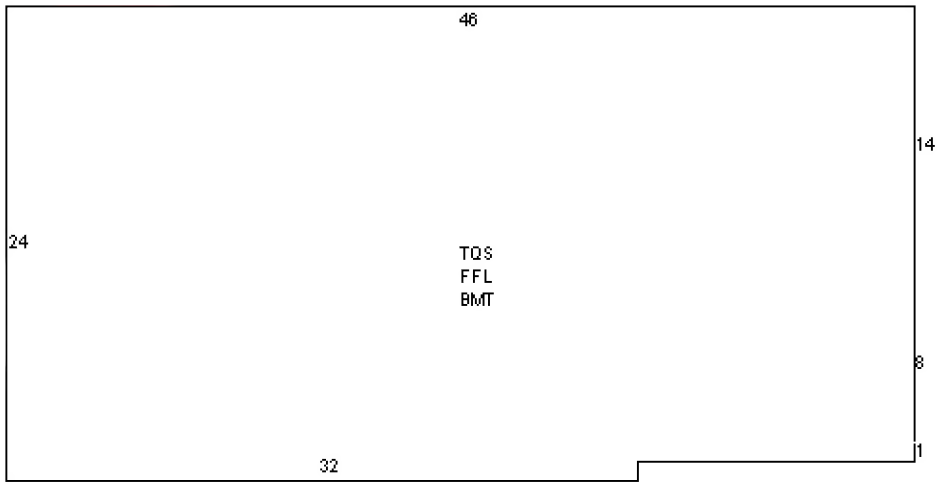
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.78
Special Features:	0	Val/Su Net:	112.84
Final Total:	338300	Val/Su SzAd	177.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	39.530	43,091
FFL	First Floor	1,090	131.780	143,636
TQS	3/4 Story	818	131.780	107,727

Net Sketched Area:	2,998		Total:	294,454	
Size Ad	1907.5	Gross Area	3270	FinArea	1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	1970	3.74	T	39.2	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600

IMAGE

AssessPro Patriot Properties, Inc